

**WASHINGTON BOROUGH LAND USE BOARD
MINUTES OF REGULAR MEETING HELD ON
NOVEMBER 18, 2019**

The regular meeting of the Washington Borough Land Use Board was called to order by Chairman Turner at 7:30 P.M. in the second floor Court Room/Council Chambers of the Borough Hall. Chairman Turner read the following statement into the record: "The requirements of the "Open Public Meetings Law", P.L. 1975, Chapter 231, have been satisfied in that adequate notice of this meeting has been published in the Star Gazette and posted on the Bulletin Board of the Borough Hall stating the time, place and purpose of the meeting as required by law." Chairman Turner led the Board in the Pledge of Allegiance.

ROLL CALL:

Present:	Vitalos, Valle, Aron, VanDeursen, Fox, Turner
Absent:	P. Post, Higgins, C. Post, Frascella
Also Present:	Steven Gruenberg, Attorney Stan Schrek, Engineer

APPROVAL OF MINUTES:

Regular Meeting of October 21, 2019: No discussion on the minutes. Therefore, it was moved by VanDeursen, seconded by Fox to approve the minutes.

ROLL CALL: Vitalos, Valle, Aron, VanDeursen,
Fox, Turner
Ayes: 6; Nays: 0; Abstentions: 0
Motion carried.

RESOLUTION:

CVS – Some changes were made to the resolution per the applicant's attorney. Therefore, it was moved by VanDeursen, seconded by Fox to adopt the resolution with changes.

ROLL CALL: Vitalos, Valle, Aron, VanDeursen,
Fox, Turner
Ayes: 5; Nays: 0; Abstentions: 1 (Valle)
Motion carried.

Taco Bell – tabled to the December meeting

APPLICATIONS:

Cannavo – Minor Site Plan:

The application was deemed complete in October. No notice was needed. Lauren Cannavo was sworn in. They are proposing a handicap ramp, upgraded sidewalks, ADA access in the rear of the building and a privacy fence.

Richard Vollmar, licensed engineer and planner, was accepted as an expert witness.

Exhibit A-1 – minor site plan revised 10/16/19. Mr. Vollmar discussed the plan.

Exhibit B-1 – Engineer review letter dated 10/16/19

Exhibit B-2 - Planner review letter dated 11/14/19

Buffer – Mr. Schreck stated that the fence is adequate. Board members agree. Maintenance to the sewage pits have to be put in the deeds. A test pit has to be done. Should be a condition of approval. A right-of-way dedication of 11 ft of Cherry Street to the Borough should be a condition.

Design waivers: buffer requirement and parking.

Public portion opened. No members of the public came forward.

Public portion closed.

Therefore, it was moved by VanDeursen, seconded by Valle to approve the application with conditions.

ROLL CALL: Vitalos, Valle, Aron, VanDeursen,
Fox, Turner
Ayes: 6; Nays: 0; Abstentions: 0
Motion carried.

Norris – Variance: Valle stepped down. The applicant's 200 ft notices are adequate but the legal ad was not published within the 10-day period. Next meeting on 12/9/19. No further notice will be given.

Vision Enterprises, LLC – minor subdivision

The application was deemed incomplete as there were no surveys received. Next meeting for completeness and possible hearing will be December 9, 2019.

Therefore a motion was made to deem the application incomplete.

ROLL CALL: Vitalos, Valle, Aron, VanDeursen,
Fox, Turner
Ayes: 6; Nays: 0; Abstentions: 0
Motion carried.

NEW BUSINESS: None

OLD BUSINESS: None

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS:

Holiday dinner – 12/14, 6pm, Sports Scene Restaurant

COMMUNICATIONS:

No discussion.

ADJOURNMENT:

The meeting was adjourned at 8:46 p.m. All in favor.

Respectfully submitted by Patricia L. Titus, Land Use Board Clerk